

Phase I Environmental Site Assessment

1256 Penn Avenue North
et al.

Prepared for

**Community
Planning and
Economic
Development**



Wenck

October 2003

1.0 Executive Summary

This Environmental Site Assessment ("ESA") was completed in accordance with the standards of the American Society for Testing and Materials Phase I Environmental Site Assessment Process, Designation E 1527-00 ("the Practice"). The ESA focuses on applying *good commercial and customary practice* to identify *recognized environmental conditions* with respect to a parcel (or parcels) of *commercial real estate*. The primary focus is to determine whether any on-site operations, either present or historic, have caused or contributed to releases of *hazardous substances* or *petroleum products* to the environment. Additionally, the ESA requires the *environmental professional* to evaluate *business environmental risk* associated with the parcel that may ultimately necessitate investigation beyond that identified within the minimum scope of the practice.

In the process of preparing this ESA, the following steps were taken: a *records review* from various sources; a *site reconnaissance*; *interviews* with persons knowledgeable about the Subject Property; *evaluation* of the revealed information; and *preparation of this report*.

1.1 SUBJECT PROPERTY DESCRIPTION

Wenck Associates, Inc. (Wenck) was authorized by Community Planning and Economic Development, CPED, (formally known as Minneapolis Community Development Agency, MCDA) to conduct a Phase I ESA of the 1256 Penn Ave. North property including four adjacent lots (1242 Penn Avenue North, 1235 Oliver Avenue North, 1237 Oliver Avenue North, and 1243 Oliver Avenue North). The Subject Property is approximately 1.44 acres in the NW ¼ of the NW ¼ of the NW ¼ of Section 21, Township 29 North, Range 24 West.

The Subject Property location is depicted in Figure 1. A Site Map is provided in Figure 2.

8.0 Findings

8.1 REVEALED FINDINGS

The review of revealed information shows that the western portion of the Subject Property was a sanitarium and then Homewood Hospital from prior to 1912 to the mid-1960s. An oil burner and associated fuel oil storage tank were used to heat the facility. In 1967, the site was developed as a filling station by Shell Oil Company. Minneapolis Fire Department records indicate that six USTs were located at the Subject Property. This was the subject of the Terracon investigation performed in 2002 for the MPCA. From 1976 to 1992, McDonald's restaurant occupied the Subject Property. Minneapolis Fire Department records indicate these USTs were removed from the Subject Property. The Subject Property has been vacant since 1992 when it was conveyed to MCDA.

The eastern portion of the '1256' parcel was occupied by residential homes and businesses from prior to 1912. The northeast lot was a filling station (Standard Oil Company) from 1921. It operated as a filling station under various ownerships until approximately 1958. The Sanborn maps indicate three gas tanks on this lot. Minneapolis Fire Department records indicate that these USTs were removed from the lot. This was also a subject of the Terracon investigation performed in 2002 for the MPCA. After a period of vacancy, an ice cream store occupied this lot until the late 1960s. The remaining lots on the eastern portion of the '1256' parcel were occupied by residential homes from prior to 1912 to 1968. The 1969 aerial photograph shows the eastern portion of the '1256' parcel to be vacant – buildings have been removed. From 1976 to 1992, McDonald's restaurant occupied the Subject Property. The Subject Property has been vacant since 1992 when it was conveyed to MCDA.

The 1242 Penn Avenue North lot was a residential home from prior to 1912 until 1968. The lot was vacant from 1968 to 1976. From 1976 to 1992, McDonald's restaurant owned the north 14

feet of the lot. The southern portion of the lot was paved to connect to the north-south alleyway in the middle of the block.

The 1235, 1237 and 1243 Oliver Avenue North lots (southeast portion of the Subject Property) were either vacant or occupied by residential homes from prior to 1912 to the late 1960s. Aerial photographs show the lots have been vacant since the late 1960s.

The Subject Property **is** identified on Leaking Underground Storage Tank (LUST) database. The LUST site is closed in reference to petroleum. However, the Leak Site is not closed in regard to volatile organic compounds (VOCs) and the MPCA is requiring further investigation (Terracon, 2002).

Sites of regulatory sites of interest in the area were revealed and reviewed appropriate to the scope of work of this document. Specifically, the review revealed eighteen (18) sites of regulatory interest were identified within the search radii defined by the Practice.

The Subject Property **was** revealed on the following regulatory list:

- Leaking Underground Storage Tank (LUST)

Additional known sites of regulatory interest were revealed in the regulatory review within search radii defined by the Practice, including:

- 4 Resource Conservation and Recovery Information System (RCRIS) Small Quantity Generator (SQG) sites
- 8 Leaking Underground Storage Tank (LUST) sites
- 3 Underground Storage Tank (UST) installation sites
- 1 Minnesota List of Sites (MN LS); and
- 1 Coal Gas site.

In addition, one "orphan site" listing (the MN LS site) is also a VIC site. It has been issued a No Further Action letter.

9.0 Rationale

We have reviewed the above findings and come to the following conclusions:

The past use of the Subject Property as a hospital/sanitarium/nursing home **is not** a *recognized environmental condition*. No information was revealed to conclude that a release or material threat of release of hazardous substances or petroleum products had occurred at the Subject Property as a result of historic use as a hospital/sanitarium/nursing home.

The past use of the Subject Property as residential properties **is not** a *recognized environmental condition*. No information was revealed to conclude that a release or material threat of release of hazardous substances or petroleum products had occurred at the Subject Property as a result of historic use as residential properties.

The past spill incidents at the Subject Property **are** *historic recognized environmental conditions*. Based on the definitions in the ASTM E-1257-00 Standard Practice, releases to the environment that have been mitigated, and are no longer subject to the threat of regulatory intervention constitute *historic recognized environmental conditions*.

The past spills at the Subject Property related to volatile organic compounds **are** a *recognized environmental condition*. A review of the Limited Site Investigation reveals that VOC contamination still exists at the Subject Property and that the MPCA has not closed the site.

The revealed sites of regulatory interest within the review area **are not** *recognized environmental conditions*. Wenck reviewed those sites that were revealed within the search radii defined by the Practice, and concluded that the identified sites do not pose a material threat of release to the Subject Property, either due to the type of site, the relative location of the site with respect to the Subject Property, or its regulatory status.

10.0 Conclusions

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-00 of 1256 Penn Avenue North, et al., the Subject Property. Any exceptions to, or deletions from, this practice are described in Section 2.0 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the Subject Property, except for the following:

- The release of petroleum at the Subject Property and subsequent investigation and closure by the MPCA constitutes an *historic recognized environmental condition*.
- The release of VOCs at the Subject Property is a *recognized environmental condition*.